

SNAPSHOT of HOME Program Performance--As of 06/30/10
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ):

State:

PJ's Total HOME Allocation Received:

PJ's Size Grouping*:

PJ Since (FY):

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	A	Overall
Program Progress:			PJs in State: 8				
% of Funds Committed	89.55 %	92.28 %	8	93.55 %	15	18	
% of Funds Disbursed	81.20 %	86.38 %	7	86.03 %	25	22	
Leveraging Ratio for Rental Activities	1.42	1.66	3	4.83	7	20	
% of Completed Rental Disbursements to All Rental Commitments***	71.73 %	77.37 %	7	81.34 %	17	14	
% of Completed CHDO Disbursements to All CHDO Reservations***	81.08 %	77.32 %	3	70.65 %	78	64	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	90.78 %	64.61 %	3	81.57 %	85	71	
% of 0-30% AMI Renters to All Renters***	66.78 %	45.22 %	2	45.66 %	93	83	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	94.43 %	70.33 %	5	96.25 %	25	25	
Overall Ranking:			In State:	2 / 8	Nationally:	42 43	
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$21,508	\$14,422		\$27,146	575 Units	16.40 %	
Homebuyer Unit	\$11,194	\$12,740		\$15,140	1,740 Units	49.70 %	
Homeowner-Rehab Unit	\$24,432	\$25,035		\$20,860	785 Units	22.40 %	
TBRA Unit	\$10,234	\$10,133		\$3,210	400 Units	11.40 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (59 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (215 PJs)

C = PJ's Annual Allocation is less than \$1 million (284 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Memphis TN

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$45,851	\$38,782	\$28,688
State:*	\$41,630	\$73,795	\$32,859
National:**	\$97,127	\$76,352	\$23,684

CHDO Operating Expenses:
(% of allocation)

PJ:	4.4 %
National Avg:	1.2 %

R.S. Means Cost Index: 0.83

	Rental %	Homebuyer %	Homeowner %	TBRA %		Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:					HOUSEHOLD TYPE:				
White:	10.1	5.7	1.5	20.0	Single/Non-Elderly:	57.5	22.6	14.1	18.9
Black/African American:	89.5	90.5	98.2	80.0	Elderly:	17.5	34.0	63.1	2.1
Asian:	0.0	0.1	0.0	0.0	Related/Single Parent:	15.3	27.7	15.7	37.4
American Indian/Alaska Native:	0.2	0.1	0.0	0.0	Related/Two Parent:	1.1	8.5	6.0	1.1
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0	Other:	8.7	2.9	0.3	40.5
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0					
Asian and White:	0.0	0.1	0.0	0.0					
Black/African American and White:	0.0	0.1	0.0	0.0					
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0					
Other Multi Racial:	0.0	0.1	0.0	0.0					
Asian/Pacific Islander:	0.0	0.2	0.0	0.0					
ETHNICITY:									
Hispanic	0.2	0.4	0.3	0.0					
HOUSEHOLD SIZE:					SUPPLEMENTAL RENTAL ASSISTANCE:				
1 Person:	53.0	18.5	41.5	57.9	Section 8:	23.8	0.4 [#]		
2 Persons:	30.9	43.7	28.3	15.3	HOME TBRA:	9.0			
3 Persons:	9.8	18.1	14.3	14.7	Other:	29.1			
4 Persons:	2.4	9.5	6.9	7.9	No Assistance:	38.1			
5 Persons:	2.4	5.0	4.6	2.6					
6 Persons:	1.1	1.7	1.8	1.1					
7 Persons:	0.2	0.5	1.0	0.5					
8 or more Persons:	0.2	0.2	1.5	0.0					
					# of Section 504 Compliant Units / Completed Units Since 2001				233

* The State average includes all local and the State PJs within that state

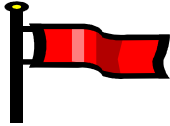
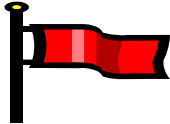
** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



— HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Memphis State: TN Group Rank: 42
 (Percentile)
 State Rank: 2 / 8 PJs Overall Rank: 43
 (Percentile)
 Summary: 2 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 74.60%	71.73	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 52.28%	81.08	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	90.78	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 91.32%	94.43	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.030	3.5	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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